

155.0

0006

0004.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

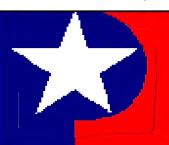
Total Card / Total Parcel  
796,100 / 796,100

USE VALUE:

796,100 / 796,100

ASSESSED:

796,100 / 796,100


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
200		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HALICE JOSEPH C/ETAL	
Owner 2: HALICE MARY E	
Owner 3:	
Street 1: 200 CEDAR AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 4,795 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Clapboard Exterior and 1819 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4795		Sq. Ft.	Site		0	80.	1.18	9									451,079						451,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct				
101	4795.000	344,600	400	451,100	796,100									103499				
Total Card	0.110	344,600	400	451,100	796,100	Entered Lot Size								GIS Ref				
Total Parcel	0.110	344,600	400	451,100	796,100	Total Land:								GIS Ref				
Source:	Market Adj Cost	Total Value per SQ unit /Card: 437.66				/Parcel: 437.6				Land Unit Type:				Insp Date				
														01/20/18				
PREVIOUS ASSESSMENT										Parcel ID	155.0-0006-0004.A				!12190!			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date					PRINT		
2020	101	FV	344,600	400	4,795.	451,100	796,100	796,100	Year End Roll		12/18/2019					Date	Time	
2019	101	FV	285,400	400	4,795.	422,900	708,700	708,700	Year End Roll		1/3/2019					12/11/20	02:17:55	
2018	101	FV	285,400	400	4,795.	349,600	635,400	635,400	Year End Roll		12/20/2017					LAST REV		
2017	101	FV	285,400	400	4,795.	321,400	607,200	607,200	Year End Roll		1/3/2017							
2016	101	FV	285,400	400	4,795.	293,200	579,000	579,000	Year End		1/4/2016							
2015	101	FV	253,200	400	4,795.	287,600	541,200	541,200	Year End Roll		12/11/2014							
2014	101	FV	253,200	400	4,795.	267,300	520,900	520,900	Year End Roll		12/16/2013							
2013	101	FV	253,200	400	4,795.	254,300	507,900	507,900			12/13/2012							
SALES INFORMATION										TAX DISTRICT					PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes								
EATON RAYMOND	26492-569		7/15/1996		215,000	No	No	Y										
BUILDING PERMITS										ACTIVITY INFORMATION								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name					
1/20/2018										1/20/2018	MEAS&NOTICE	HS	Hanne S					
1/9/2009										1/9/2009	Entry Denied	372	PATRIOT					
4/4/2000										4/4/2000	Inspected	264	PATRIOT					
12/7/1999										12/7/1999	Mailer Sent							
11/24/1999										11/24/1999	Entry Denied	268	PATRIOT					
7/20/1993										7/20/1993		EK						
Sign: VERIFICATION OF VISIT NOT DATA																		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 97 - Tudor	1	Rating: Good																	
Sty Ht: 2A - 2 Sty +Attic				A Bath:		Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:													
Foundation: 1 - Concrete				A 3QBth:		Rating:													
Frame: 1 - Wood				1/2 Bath: 1		Rating: Good													
Prime Wall: 2 - Clapboard				A HBth:		Rating:													
Sec Wall: 8 - Brick Veneer	10%			OthrFix:		Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1		Rating: Good		1st Res Grid	Desc: Line 1	# Units: 1									
Color: TAN				A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1		Rating: Good		Other											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1935	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct:	Fact: .							Totals	RMs: 8	BRs: 4	Baths: 1	HB: 1							
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRs	FL							
<b>INTERIOR INFORMATION</b>				Total Units:				Interior:	1	8	4								
Avg Ht/FL: STD				Floor:				Additions:											
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:											
Sec Int Wall:	%			Name:				Baths:											
Partition: T - Typical				<b>DEPRECIATION</b>				Plumbing:											
Prim Floors: 3 - Hardwood				Phys Cond: GD - Good	18.	%		Electric:											
Sec Floors:	%			Functional:		%		Heating:											
Bsmnt Flr: 12 - Concrete				Economic:		%		General:											
Subfloor:				Special:		%		Totals	1	8	4								
Bsmnt Gar: 1				Override:		%													
Electric: 3 - Typical				Total: 18.6		%													
Insulation: 2 - Typical				<b>CALC SUMMARY</b>															
Int vs Ext: S				Basic \$ / SQ: 125.00															
Heat Fuel: 1 - Oil				Size Adj.: 1.21881282															
Heat Type: 3 - Forced H/W				Const Adj.: 1.00289965															
# Heat Sys: 1				Adj \$ / SQ: 152.793															
% Heated: 100				Other Features: 87250															
Solar HW: NO				Grade Factor: 1.00															
% Com Wall:				NBHD Inf: 1.00000000															
% Sprinkled:				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 423327															
				Depreciation: 78739															
				Depreciated Total: 344588															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [ ] Model: [ ]																			
Serial #: [ ] Year: [ ] Color: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 155.0-0006-0004.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X10	F	FR	1990	5.40	T	29	101			400		400		
2	Frame Shed	D	Y	1	8X9	A	AV	2017	0.00	T	1.6	101							
More: N				Total Yard Items: 400				Total Special Features: [ ]				Total: 400							
<b>SKETCH</b>																			
<b>SUB AREA</b>																			
<b>SUB AREA DETAIL</b>																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,059	152.790	161,808	SFL	95													
BMT	Basement	877	45.840	40,200															
SFL	Second Floor	760	152.790	116,123															
UAT	Upper Attic	200	61.120	12,223															
WDK	Deck	100	16.050	1,605															
ATC	Attic	27	152.790	4,118															
Net Sketched Area: 3,023				Total: 336,077															
Size Ad	1845.95	Gross Are	3713	FinArea	1819														
<b>IMAGE</b>																			
<b>AssessPro Patriot Properties, Inc</b>																			